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BOX 44

THIS INSTRUMENT PREPARED BY: **Kathryn Pennington** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 230 Fourth Avenue, North P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $128,500.00. **Affiant** Subscribed and sworn to before me, this 30th day of December, 1998. Notary Public My Commission Expires: 5/26/2002

Address New Owner As Follows: William E. Mullins, II and wife, Ann B. Mullins 37 Rutledge Street Nashville, TN 37203	Send Tax Bills To: SAME	Map-Parcel Number: 082-13-0-175.00 01W 20035

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **ROSEMARY FRAZIER**, unmarried, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **WILLIAM E. MULLINS, II AND WIFE, ANN B. MULLINS,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being the northerly half of Lot 112 on the Map of David T. McGavock's Plan of Lots, of record in Book 10, pages 606 and 607, Register's Office for said County.

Said part of Lot 112 fronts 47-1/2 feet on the easterly side of 7th Avenue North and runs back between parallel lines, 175 feet to an alley.

Being the same property conveyed to Rosemary Frazier by deed from Lawrence A. Grigsby, unmarried, of record in Book 10911, page 834, Register's Office for Dvaidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

0020606.01

This is not the usual place of residence of the Grantor.

This is improved property known as 1218 7th Avenue North, Nashville, TN 37208.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever; and I covenant with the said Grantees that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenant and bind myself, my heirs and assigns, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 30 day of December, 1998.

Rosemary Frazier

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ROSEMARY FRAZIER**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 30th day of December, 1998.

Ruth H. Pate
Notary Public

My Commission Expires: 5/26/2002

0531007
IDENTIF. & REFERENCE

98 DEC 30 PM 3:52
BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

6656 12/30 0101 03CHECK 486.45

0020606.01

OFFICIAL RECEIPT
BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

053 1007
IDENTIF. ↑ REFERENCE

98 DEC 30 PM 3:53
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	
	128500.00
CON TX	475.45
PRFEE	1.00
MBEED	8.00
CFEE	2.00
TOTAL	486.45
CHECK	486.45

12/30/98 01 15:50 0001 6656

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1403965